

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**January 19, 2010**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, January 19, 2010, at about 8:35 a.m. at Ada S. McKinley Apartments, 661 East 69<sup>th</sup> Street, Chicago, IL.

Chairman Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Martin Nesbitt
	Hallie Amey
	Deverra Beverly
	Dr. Mildred Harris
	Michael Ivers
	Myra King
	Carlos Ponce
	Bridget Reidy
	Sandra Young

Absent:	None
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Also present were Lewis Jordan, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairman announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase, sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Lewis Jordan, Chief Executive Officer then presented his monthly report. Per Mr. Jordan 2009 ended on a typically jovial note, as seniors from all over the City joined the CHA at the 25<sup>th</sup> annual Senior Gala which was also attended by Mayor Daley. Mr. Jordan then highlighted other CHA holiday events that included the Luol Deng Party at the Shedd Aquarium and the Lance Briggs Shopping Spree at Target. Mr. Jordan then presented an update on the Family Self Sufficiency program and concluded his report by presenting Donald Banks, a Henry Horner resident, with the Academic Achievement Award. Mr. Banks is the first person in his family to earn a college degree in Consumer Economics and is a three time recipient of the IRM Educational Foundation Scholar.

Chairman Nesbitt then invited residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was presented by Commissioner Young and seconded by Commissioner Ponce to approve the Minutes for the Regular Meetings of July 21, August 18 and September 15, 2009. The Minutes for stated meetings were unanimously approved.

Commissioner Harris then introduced and made an Omnibus Motion to approve Items 1 and 2 discussed in Executive Session.

**Executive Session Item 1**

**RESOLUTION NO. 2009-CHA-1**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 4, 2010, requesting that the Board of Commissioners approves the Personnel Actions Report for December 2009.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions Report for December 2009.

**Executive Session Item 2**

**RESOLUTION NO. 2010-CHA-2**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 19, 2010, entitled “Recommendation to Approve Chairman’s Salary.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves a monthly salary for the Chairman of the Board of Commissioners, Martin Nesbitt, in the amount of six thousand two hundred and fifty dollars (\$6,250), to be paid monthly, for the twelve month period of January 1, 2010 thru December 31, 2010 for an aggregate total of seventy-five thousand (\$75,000) and which may be renewed at the discretion of the Board.

The Motion to adopt resolutions for Executive Session Items 1 and 2 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Martin Nesbitt ( <i>Recuses on Item 2 Only</i> )
	Hallie Amey
	Deverra Beverly
	Dr. Mildred Harris
	Michael Ivers
	Myra King
	Carlos Ponce
	Bridget Reidy
	Sandra Young

Nays:	None
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The Chairman thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Ivers, Chairman of the Finance and Audit Committee then presented his monthly report. Per Commissioner Ivers, the Finance and Audit Committee held its regular meeting on Wednesday, January 13, 2010 at approximately 1:10 p.m. at the 60 East Van Buren Corporate offices. Elias Rosario, Chief Financial Officer and his staff presented the Committee with the Treasury and Cash Flow Report for the month of December 2009.

Commissioner Ivers then presented an Omnibus Motion for adoption of Resolutions for Items A1 and A2 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

**(Item A1)**

An amendment to CHA’s Procurement Procedures Manual and Policy is necessary to comply with HUD Notice which requires housing authorities to amend their procurement standards and policies to expedite and facilitate the use of Capital Stimulus Grant Funds. The amended policy addresses the following requirements: all projects using Capital Fund Stimulus Grant funds must utilize only iron, steel and manufactured goods produced in the U.S.; state and local laws shall not apply to procurement of goods and services utilizing Stimulus Grant funds and Housing authorities shall amend their procurement standards and policies, as necessary, in order to expedite and facilitate the use of Capital Fund Stimulus Grant funds. Accordingly, the resolution for Item A1 approves the attached Capital Fund Stimulus Grant Procurement Policy.

**RESOLUTION NO. 2010-CHA-3**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated January 13, 2010 entitled “RECOMMENDATION TO ADOPT THE CAPITAL FUND STIMULUS GRANT PROCUREMENT POLICY”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners approves the attached Capital Funds Stimulus Grant Procurement Policy.

**(Item A2)**

The resolution for Item A2 approves the one year option to extend contract No. 8094 with Model Metrics, Inc. for support and Maintenance of Salesforce.com. As a partner of Salesforce.com, Model Metrics performed the initial implementation of CHA’s service provider database in 2004. Since that time, Model Metrics has been procured to provide database support and maintenance including data migration, creation of reports and a comprehensive data dictionary, redesign of the initial tracking modules, and implementation of new modules based on the needs of Resident Services contracts. Model Metrics has designed the tracking modules for Resident Services programs including Transitional Jobs, Good Neighbor, FamilyWorks, and City Colleges of Chicago. This customization allows Resident Services to provide management and oversight of the specific contract deliverables for each program, and allows Resident Services to gather critical information to create and modify existing services. In 2010, Model Metrics will continue to provide support and maintenance of Salesforce.com, including enhancements to reflect new FamilyWorks program goals and tracking of the Section 3 job order process. Additionally, Model Metrics will provide on-call data and application support as needed.

**RESOLUTION NO. 2010-CHA-4**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 13, 2010, entitled, “RECOMMENDATION TO AUTHORIZE THE ONE YEAR OPTION TO EXTEND CONTRACT NUMBER 8094 WITH MODEL METRICS, INC. FOR SUPPORT AND MAINTENANCE OF SALESFORCE.COM”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to exercise the one-year option of Contract Number 8094 with Model Metrics and increase the Contract’s funding by an amount not-to-exceed \$86,400. The Contract’s new aggregate not-to-exceed amount will be \$172,800.

The Omnibus Motion to adopt resolutions for Items A1 and A2 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Carlos Ponce Myra King Bridget Reidy Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

Commissioner Ponce, Chairman of the Operations and Facilities Committee, then presented the monthly report. Per Commissioner Ponce, the Operations and Facilities Committee meeting was held on Wednesday, January 13, 2010 at 1:30 p.m. at the 60 East Van Buren Corporate offices.

Commissioner Ponce then presented a Motion for adoption of the Resolution for Item B1 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

**(Item B1)**

In November 2009 the CHA advertised a Request for Proposal for Owner's Representative Services for renovation of Pomeroy Apartments renovation. The RFP was advertised in area newspapers and on CHA's Website. The CHA also directly solicited 76 firms, including 17 MBE/WBE/DBE firms, and 44 assist agencies. Of the nine proposals received, five firms were deemed to be in the competitive range. Oral presentations and negotiations were held and the Respondents within the competitive range were further evaluated and scored. d'Escoto, Inc.'s proposal offered the best value to the CHA. Accordingly, the resolution for Item B1 approves award of contract to d'Escoto, Inc. to provided Owner's Representative Services at Pomeroy Apartments. Services to be provided include, but not limited to, scheduling, coordination, consultation, administration, change order facilitation, claim and dispute consultation and close-out of the assigned project. This work will continue until the scope of work is completed, which is expected to be within 24 months of the date set forth in the Notice to Proceed.

**RESOLUTION NO. 2010-CHA-5**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated January 13, 2010, entitled "AUTHORIZATION TO 1) AWARD A CONTRACT TO D'ESCOTO, INC. FOR OWNER'S REPRESENTATIVE SERVICES AT POMEROY APARTMENTS (IL2-039) AND 2) ASSIGN THE CONTRACT TO A LIMITED LIABILITY ENTITY";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) award a contract to d'Escoto, Inc., in the firm fixed amount of \$391,500.00 for Owner's Representative services at Pomeroy Apartments (IL2-039), a Senior Housing building located at 1039 West Hollywood Avenue, and 2) assign the contract to limited liability entity.

The Motion to adopt resolution for Item B1 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Martin Nesbitt  
Hallie Amey  
Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Carlos Ponce  
Myra King  
Bridget Reidy  
Sandra Young

Nays: None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolution adopted. The Operations and Facilities Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned at approximately 10:20 a.m.

s/b: 

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Martin Nesbitt  
Chairman

s/b: 

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Lee Gill, Custodian and  
Keeper of Records